

LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX
Telephone: 01206 302639 'Fax: 01206 302874
E-mail: info@lucasestates.com Website: www.lucasestates.com



1 CHURCH VILLAS, JOHN STREET, BRIGHTLINGSEA, ESSEX

PRICE £275,000 FREEHOLD

NO ONWARD CHAIN

- * ATTRACTIVE CHAPEL CONVERSION CLOSE TO THE HIGH STREET *
- * KITCHEN/DINER WITH APPLIANCES 11'1" X 10'3" *
- * LOUNGE 20' X 10'8" * FULLY TILED BATHROOM/W.C. *
- * MEZZANINE MASTER BEDROOM 1. 25'4" X 10'8" *
- * BEDROOM 2. 12'2" X 10'7" * BEDROOM 3. 11'5" X 10'6" *
- * PAVED COURTYARD GARDEN AND ALLOCATED PARKING *
- * GAS CENTRAL HEATING * COUNCIL TAX BAND C. *

NOTE: PHOTOGRAPHS ARE FOR GUIDANCE PURPOSES ONLY, ITEMS FIXTURES & FITTINGS ARE NOT INCLUDED UNLESS SPECIFIED SEPARATELY.

ESTABLISHED 1935

Property Misdescription Act

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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A charming Chapel conversion offering ample accommodation over 3 floors with no onward chain. The property is situated a short distance from the town centre and benefits from gothic windows, gas central heating, off road parking and a low maintenance patio garden. The accommodation comprises :-

GROUND FLOOR

LOUNGE 20' x 10'8" with inset ceiling lighting and 2 wall lights. Radiator. Glazed side entrance door. Door to –

INNER HALL with stairs to first floor. Radiator. Cupboard with plumbing for washing machine. Door to -

KITCHEN/DINER 11'1" x 10'3" with inset ceiling lighting. Tiled floor. Radiator. Comprehensive range of fitted units including base unit cupboards, tiled over and matching eye level wall cabinets. Inset stainless steel sink with mixer tap. Inset gas hob with extractor fan over and under counter oven. Integrated fridge. Worcester wall mounted gas boiler for central heating. Tiled floor. Cupboard with consumer board and gas and electricity meters. Georgian single glazed door to –

PATIO GARDEN 14'5" x 12' with gate to John Street.

FIRST FLOOR

LANDING with radiator and full height window.

BATHROOM Fully tiled with suite of panelled bath with shower mixer taps and side screen, pedestal wash basin and W.C. Extractor fan. Inset ceiling lighting. Radiator.

BEDROOM 2. 12'2" x 10'7" Radiator. Church style window and timberwork to walls. Open ceiling light.

BEDROOM 3. 11'5" x 10'6" with church style window and timberwork. Radiator. Open stairs to bedroom 1.

SECOND FLOOR

BEDROOM 1. / MEZZANINE BEDROOM 25'4" x 10'8" with church style wall timbers and side window. Radiator. Inset ceiling lighting. Open ceiling light with view across the town towards the River Colne.

OUTSIDE

Enclosed courtyard area, paved with gated access to the front. Tarmac driveway leading to allocated parking space.

SERVICES

All main services are connected.

Council Tax Band C.

VIEWING

By appointment through **LUCAS ESTATE AGENTS.**

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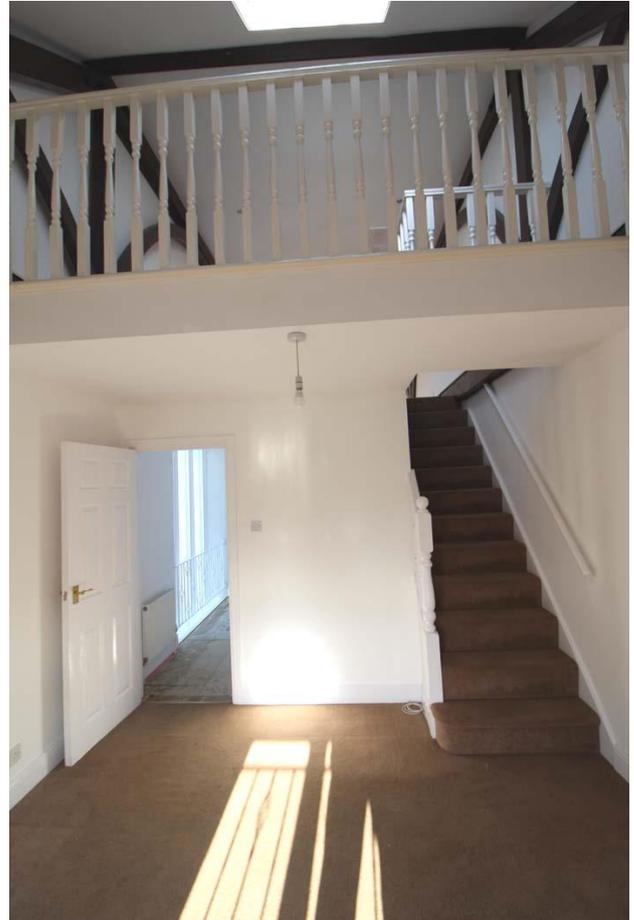
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